



Melody Farm & The Emerald offer a fantastic opportunity to purchase an extremely successful and profitable business and family home in a beautiful setting close to both Truro and Falmouth

Melody Farm and The Emerald, Carnon Downs, Truro, Cornwall, TR3

Guide Price £3,500,000 Freehold



Set in five and a half acres of mature grounds

Five bedroom Farmhouse

Five zero carbon holiday cottages

Separate two bedroom Cottage

Two Shepherds Huts

Indoor Swimming Pool & Gym

Tennis Court

Children's play area

Solar Farm

Lake

Lifestyle Change

About this property

The Emerald's extremely high standard of accommodation and its unique sustainable credentials means it is at the very pinnacle of self-catering complexes available in Cornwall. Awards include Silver in the Sustainable Tourism category at the Visit Cornwall Tourism Awards and a Special Award for low impact building and water management at the South West Tourism Excellence Awards. The Emerald consistently excels in providing its guests with the highest standards of luxury. The zero carbon holiday homes at The Emerald have been built to exacting standards both in terms of the finish and in their green credentials. The Code for Sustainable Homes is a voluntary national standard for the sustainable design and construction of new properties. Assessment encompasses nine categories and marks each against a star

rating of one to six. Level six is the highest achievable and reflects exemplary development in terms of sustainability. The Emerald has achieved a coveted maximum six star rating and features include sedum roofs, air source heat pumps, grey water recovery systems, rainwater capture, triple glazing, ultra thick earth wool insulation, timber framed buildings clad in accredited sustainably sourced cedar and the use of thermal panels to heat water and photovoltaic panels to generate electricity. Melody Farm - A former farmhouse, facing south over its own gardens and grounds, Melody Farm represents an extremely rare opportunity to acquire a beautifully renovated country home with privacy and seclusion, yet just four miles from the schools and main line railway station of Truro. Specified and maintained to a very high standard, the house takes full





advantage of its south facing site, plenty of light and views over the sub-tropical plantsman's gardens and lake being brought into nearly all of the rooms. Of particular note is the large live-in family kitchen/dining room which opens into the conservatory, and in turn leads out onto the upper terrace and lawns overlooking the lake. Upstairs, the main suite comprises a large dual aspect bedroom, dressing room and an en-suite bathroom. There are three further bedrooms and a family bathroom with a further guest bedroom suite and shower room on the ground floor. In all, a hugely desirable and impeccably presented private country house

The Gatehouse - The Gatehouse is a detached house situated in the orchard. The house was refurbished in January 2025 and maintains the exacting standards found throughout the site and benefits from features such as the under floor heating and vaulted and beamed ceiling. Entrance to the open plan kitchen and living area with double patio doors overlooking the delightful orchard. The principal bedroom has an en suite shower room and double patio doors to the orchard, second double bedroom and family bathroom

Coast and Drift - Drift and Coast are stunning semi-detached units with three bedrooms, three bathrooms and two sitting rooms

arranged over two floors.

They continue the outstanding finish found in Fern and Cedar with smooth oak floors, thoughtful décor and attention to detail.

Accommodation includes: Entrance hall, utility room with space for both a washer and dryer, downstairs cloak room. Hallway leading to an open plan kitchen and living room with spacious dining area and double patio doors. Bedroom one is located on the ground floor with en suite with monsoon shower. The first floor has a second sitting room and sliding doors to access the balcony. The principal bedroom has an en suite shower room and his and hers basins, there is a further twin bedroom and a family bathroom with a walk in shower and a large bath. Fern and Cedar - These large one bedroom single storey properties are semi-detached with insulated and sound proofed walls and mirror their arrangements. They are finished to the highest standard throughout with under floor heating, oak flooring, granite worktops. Accommodation includes: Entrance to utility room with space for a separate washer and dryer leading to open plan kitchen and living room. The bedroom has an en suite bathroom with large oval ceramic bath with skylight over, separate monsoon shower and his and hers basins. Access from the bedroom onto private





external decked area with hot tub and glazed balustrade and views over the countryside.

Willow - Willow is a detached timber frame lodge with a private rear garden, kitchen dining room a bedroom/sitting room with patio doors to the rear garden and a shower room and WC. An Electric car charging point is on the outside wall.

Shepherds Huts - Juniper and Jasmine are two luxury glamping units set within the orchard of Melody Farm. The shepherds huts offer double bed and bathroom facilities, cosy living space and fitted kitchens. Each shepherd hut also has a wood burning stove and outside space for alfresco dining in the summer.

Gardens & The Exterior - Set in five and a half acres the mature, lush gardens and grounds are extensively stocked with both evergreen and flowering plants, trees, formal lawns, orchard and a large lake in front of the Melody house.

Large timber Shed - This is used as the gardeners shed with space for all equipment including a tractor and benefits from both water, power and a WC. To note there is extant planning permission exists for the conversion to provide a further unit of holiday accommodation and for the addition of two further shepherds huts in the orchard. Full planning information is available on the Cornwall

Council planning portal under PA16/00720.

Pool House - The 10x5 metre swimming pool is housed in a separate building. LED mood lighting and underwater pool lights ensure a relaxing ambience as does the constant temperature of 32oC. Under pool insulation ensures as little heat escapes as possible, complimented by the electric energy saving pool cover. The pool is heated by a commercial air source pump (new). There is also a changing room and cloakroom and a Gym

Tennis Court- Other facilities include an astro turf tennis court

Children's Play Area - Set amongst the trees there is a mix of activities

Hot Tubs - All the holiday units have private Hot Tubs

Tenure
Freehold

Local Authority
Cornwall Council, Truro

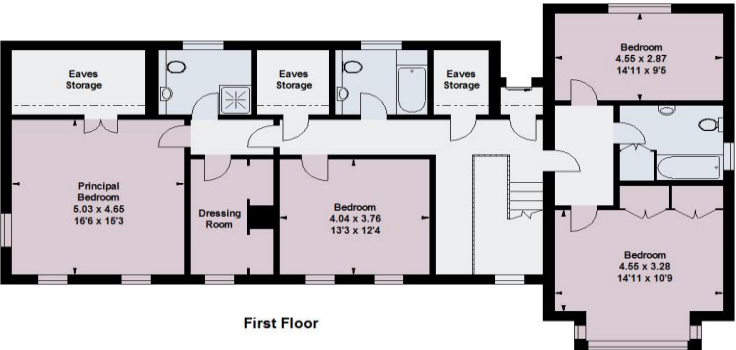
Council Tax
Band = NA

Energy Performance
EPC Rating = B

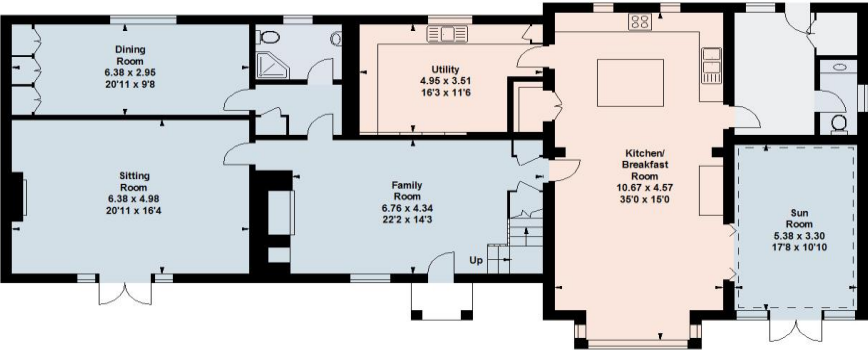
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Cornwall Office.
Telephone: +44 (0) 1872 243 200.



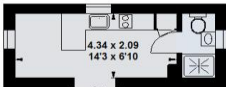




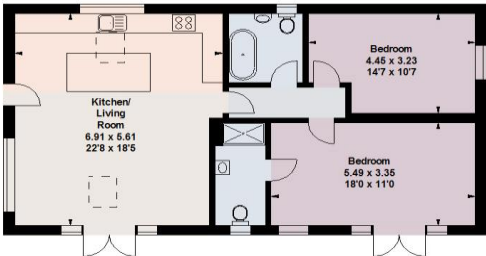
First Floor



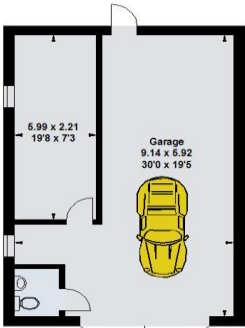
Ground Floor



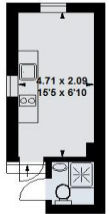
Juniper



The Gate House



Garage



Jasmine

Melody Farm, TR3

Approximate gross internal area
3526 sq ft / 327.57 sq m
The Gate House
921 sq ft / 85.56 sq m
Garage
581 sq ft / 53.97 sq m
Juniper
122 sq ft / 11.33 sq m
Jasmine
123 sq ft / 11.43 sq m
Total
5273 sq ft / 489.86 sq m



Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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